

A G E N D A

REGULAR MEETING

OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY FOR THE SEAL BEACH REDEVELOPMENT AGENCY

Tuesday ~ January 7, 2014 ~ 5:30 p.m.

City Hall Conference Room
211 Eighth Street
Seal Beach, California

BOARD MEMBERS:

City of Seal Beach	Jill R. Ingram Alayna Hoang
OC Board of Supervisors	Michael P. Levitt Gordon A. Shanks
OC Department of Education	Patricia L. Meyer
CA Community College District	Suzie Payne
Special District	(To be determined)

Next Oversight Board Resolution: Number OB14-01

This Agenda contains a brief general description of each item to be considered. No action or discussion shall be taken on any item not appearing on the agenda, except as otherwise provided by law. Supporting documents, including agenda staff reports, and any public writings distributed to at least a majority of the Oversight Board regarding any item on this agenda, are available for review at the Seal Beach City Hall in the City Clerk's Office located at 211 Eighth Street, Seal Beach, California, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. or contact the City Clerk, at ☎ (562) 431-2527.

In compliance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at ☎ (562) 431-2527 at least 48 hours prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

BOARD ROLL CALL

ORAL COMMUNICATIONS

At this time members of the public may address the Oversight Board regarding any items on this agenda. Pursuant to the Brown Act, the Board cannot discuss or take action on any items not on the agenda unless authorized by law. Those members of the public wishing to speak are asked to come forward and state their name for the record. All speakers will be limited to a period of 3 minutes.

BUSINESS MATTERS

1. **Minutes of the Oversight Board meeting of October 1, 2013** – Approve by minute order.
2. **Long Range Property Manage Plan (LRPMP)** – Adopt **Resolution No. OB14-01** approving the LRPMP and directing the transmittal to the California Department of Finance.

ADJOURNMENT

Next scheduled meeting – February 4, 2014 at 5:30 p.m., if needed.

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
TO THE SEAL BEACH REDEVELOPMENT AGENCY**

AGENDA STAFF REPORT

DATE: January 7, 2014
TO: Oversight Board Members
FROM: Linda Devine, Staff Member
SUBJECT: **MINUTES OF THE OVERSIGHT BOARD**

SUMMARY OF REQUEST:

Approve the minutes for the Oversight Board regular meeting of October 1, 2013.

BACKGROUND AND ANALYSIS:

This section does not apply to this item.

RECOMMENDATION:

Approve the minutes for the Oversight Board regular meeting of October 1, 2013.

Attachment:

1. Minutes

Seal Beach California
October 1, 2013

The Oversight Board for the Successor Agency to the Seal Beach Redevelopment Agency met for the regular meeting at 5:30 p.m. in the City Hall Conference room with Chair Shanks calling the meeting to order and Board Member Levitt led the Salute to the Flag.

ROLL CALL

Present: Board Members: Alayna Hoang, City of Seal Beach
Jill R. Ingram, City of Seal Beach
Michael Levitt, OC Board of Supervisors
Gordon Shanks, OC Board of Supervisors
Suzie Payne, CA Community Colleges
Patricia Meyer, OC Department of Education

Staff: Victoria L. Beatley, Director of Finance
Linda Devine, City Clerk/Secretary

Chair Shanks introduced Suzie Payne, Accounting and Budget Manager for Coast Community College District who is replacing Andy Dunn as the CA Community College representative on the Oversight Board.

ORAL COMMUNICATIONS

Chair Shanks opened oral communications. There were no speakers, Chair Shanks closed oral communications.

BUSINESS MATTERS

ITEM "1" / APPROVE MINUTES / FEBRUARY 26, 2013

Levitt moved, second by Ingram, to approve the minutes as presented.

AYES: Hoang, Ingram, Levitt, Meyer, Payne, Shanks
NOES: None Motion carried

ITEM "2" / RESOLUTION NO. OB13-04/ ADMINISTRATIVE BUDGET (13-14B) / JANUARY 1, 2014 THROUGH JUNE 30, 2014

The Director of Finance highlighted the changes from the last budget – the budget amount is lower due to minimal legal fee and staff time costs.

Levitt moved, second by Payne, to adopt Resolution No. OB13-04 entitled "A RESOLUTION OF THE OVERSIGHT BOARD OF DIRECTORS FOR THE SUCCESSOR AGENCY TO THE CITY OF SEAL BEACH REDEVELOPMENT AGENCY APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JANUARY 1 THROUGH JUNE 30, 2014 AND TAKING CERTAIN RELATED ACTIONS".

AYES: Hoang, Ingram, Levitt, Meyer, Payne, Shanks
NOES: None Motion carried

ITEM "3" / RESOLUTION NO. OB13-05 / RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) / JANUARY 1, 2014 THROUGH JUNE 30, 2014

The Director of Finance provided the staff report stating that the State has issued new forms to be used for reporting ROPS. The Oversight Board discussed and received clarification on this item.

Meyer moved, second by Levitt, to adopt Resolution No. OB13-05 entitled "A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CITY OF SEAL BEACH REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE

SIX-MONTH FISCAL PERIOD FROM JANUARY 1, 2014 THROUGH JUNE 30, 2014, AND TAKING CERTAIN RELATED ACTIONS".

AYES: Hoang, Ingram, Levitt, Meyer, Payne, Shanks

NOES: None

Motion carried

ADJOURNMENT

With no objections the Chair adjourned the meeting at 5:50 p.m.

Chair Shanks

Date Approved

Attested: _____
City Clerk/Board Secretary

Oversight Board Cancelled Meeting Dates:

Due to the lack of business items in need of Board consideration, the following meetings were cancelled – November 5, 2013 and December 3, 2013.

NOTICE: The following document has not been approved for accuracy and may be corrected, modified or amended before final approval. Because it is being made available prior to final action, it should not be considered a true record of the meeting. It is not the official Minutes of the Oversight Board and cannot be relied on or used as an official record of the proceedings. Although the City of Seal Beach makes every effort to see that proper notes are taken at a meeting, and although draft Minutes are generally approved as submitted, changes and corrections are sometimes made before a final version is approved. The City therefore makes no warranty, expressed or implied, as to the contents of this document. Once Official Minutes have been approved, a copy can be obtained from the City Clerk.

OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE SEAL BEACH REDEVELOPMENT AGENCY

AGENDA STAFF REPORT

DATE: January 7, 2014

TO: Oversight Board Members

FROM: Victoria L. Beatley, Staff Member

SUBJECT: **LONG-RANGE PROPERTY MANAGEMENT PLAN**

SUMMARY OF REQUEST:

Staff recommends that the Oversight Board adopt Resolution No. OB 14-01 to (i) approve the Successor Agency's Long-Range Property Management Plan ("LRPMP"), (ii) find that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act ("CEQA"), and (iii) direct the transmittal of the resolution to the State Department of Finance ("DOF").

BACKGROUND AND ANALYSIS:

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a LRPMP that addresses the disposition and use of the real properties of the former Seal Beach Redevelopment Agency (the "Former RDA"). The LRPMP must be submitted to the Oversight Board and the DOF for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7. The DOF issued a finding of completion to the Successor Agency on July 16, 2013.

The Successor Agency has prepared a LRPMP which addresses the disposition and use of the real properties of the Former RDA and includes the information required pursuant to Health and Safety Code Section 34191.5(c). The LRPMP includes an inventory providing specified information, if applicable, about each of the real properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals.

Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Executive Officer, the County Auditor-Controller, and DOF.

The attached resolution approves the LRPMP as presented by the Successor Agency and directs the staff of the Successor Agency to transmit the resolution to DOF, with written notice and information regarding the action taken by the resolution.

Approval of the LRPMP is not a project for purposes of CEQA and the CEQA Guidelines (14 Cal Code Regs 15000 et seq.) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment. The attached resolution will direct Successor Agency Staff to prepare and post a notice of exemption pursuant to CEQA Guidelines Section 15062.

Update

When the Other Funds Due Diligence Report (DDR) was completed, the vacant land parcel listed in the DDR was identified as Zoeter Field. In the process of preparing the LRPMP staff discovered that the vacant land parcel was actually located on Adolfo Lopez. Discussions with the DOF determined that the best approach would be to report the correct parcel on the LRPMP which has been done.

RECOMMENDATION

Staff recommends that the Oversight Board to adopt Resolution No. OB 14-01.

RESOLUTION NUMBER OB14-01

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SEAL BEACH REDEVELOPMENT AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets and properties of the former Seal Beach Redevelopment Agency (the "Former RDA") transferred to the control of the Successor Agency to the Seal Beach Redevelopment Agency (the "Successor Agency") by operation of law; and

WHEREAS, pursuant Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the "LRPMP") which addresses the disposition and use of the real properties (and interests in real property) of the Former RDA; and

WHEREAS, the LRPMP must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the California Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on July 16, 2013, and

WHEREAS, the Staff of the Successor Agency has prepared and submitted to the Board of the Successor Agency's LRPMP attached hereto as Exhibit A, which addresses the disposition and use of the real properties (and interests in real property) of the former RDA and includes the information required pursuant to Health and Safety Code Section 34191.5(c);

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE SEAL BEACH REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution.

Section 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that

the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

Section 6. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

PASSED, APPROVED AND ADOPTED by the Oversight Board at a meeting held on the 7th day of January, 2014.

AYES: Board Members: _____

NOES: Board Members: _____

ABSENT: Board Members: _____

ABSTAIN: Board Members: _____

Chair, Oversight Board

ATTEST:

Secretary, Oversight Board

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Linda Devine, Secretary to the Oversight Board, hereby certify that the foregoing resolution was duly adopted at a meeting of the Oversight Board, held on the 7th day of January, 2014.

Secretary, Oversight Board

Resolution No. OB14-01 - EXHIBIT "A"

Successor Agency: City of Seal Beach
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN; PROPERTY INVENTORY DATA

[illegible]